The July 2004 issue of dpdINFO *featured Alcyone Apartments, a mixed-use project that incorporates numerous sustainable building features, as well as affordable housing units. This month we focus on the 9th & Stewart Life Sciences Building, which was "future-proofed" with a green building strategy to support long-term appreciation.*

case study

9th & stewart life sciences building

a participant in the LEED™ core & shell pilot project

The 11-story 9th & Stewart Life Sciences Building is located in Denny Triangle, adjacent to Seattle's South Lake Union neighborhood, which is recognized as one of the nation's leading biotechnology and life sciences centers.

By building sustainably, the developer "future-proofed" their project, meaning that as commercial tenants become more aware of green building benefits, they will require them in their search criteria when looking for space to lease.

As an independent, regional developer that assembles properties for redevelopment, Touchstone Corporation bucked industry trends during an economic downturn over the last few years that led to high vacancy rates. Touchstone landed a 15-year lease for 138,000 square feet of biomedical research and development and office space, and moved forward with designing the "green" 9th & Stewart Life Sciences Building.

Located in Seattle's Denny Triangle neighborhood, this 11-story structure sits within walking distance of the downtown shopping district, hotels, restaurants, theaters and the Convention Center. It is also adjacent to the South Lake Union neighborhood, recognized as one of the nation's leading biotechnology and life sciences centers.

The building replaces two surface parking lots with seven floors of biotech and office space above a three-story parking garage and first-floor lobby, retail and lab space. Occupants will have access to over 30 bus routes within a two-block walk, as well as bicycle storage, and shower and locker facilities provided by Touchstone.

The space has been leased by Corixa Corporation, a biomedical company that focuses on the treatment and prevention of autoimmune diseases, cancer and infectious diseases.

Building a Strong Business Case for Sustainability

Programming for the 9th & Stewart Life Sciences Building began in 2001, a year after LEED™—a voluntary, consensus-based national standard for developing high-performance, sustainable buildings—was introduced to the marketplace.

As Touchstone Vice-President Shawn Parry served on Washington State's Green Building Task Force, he learned more about green building strategies and became convinced that they aligned well with Touchstone's philosophy. Touchstone focuses on urban redevelopment, is a strong supporter of transit-oriented design, and strives to stay ahead of a constantly evolving market to ensure that its projects grow in value over time.

During the schematic design phase, the project team, led by MBT Architecture, found that many of the design guidelines fell within LEED™ criteria. After an initial assessment, the team believed it could stay on budget to meet financial goals and achieve LEED™ certification. Touchstone's President Douglas Howe noted that green building will help "future-proof" the project, meaning that as commercial tenants become more aware of its benefits, they will require them in their search criteria when looking for space to lease.

The design team was challenged to deliver a generic biotech core and shell building that was both flexible and efficient, and of the highest quality for the market. With their strong start, the team committed to achieving LEED™ early in the process and

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9th & stewart, *cont. from page 1*

anticipates earning 33-38 credits, which qualifies for a LEED™ Silver rating.

Because the building is not owner-occupied, Touchstone has direct control over the building's core and shell, but not the tenant improvements. With development of a new LEED™ product underway, Touchstone was able to participate as a "LEED™ for Core and Shell Pilot Project," a more relevant design standard for the building type.

Saving Resources and Creating a Healthy Environment

Biotech research and development facilities use a lot of energy. Sophisticated equipment (many functions operating 24/7) and a need for more air changes drive higher energy use. The energy use for the building's core and shell will be reduced by approximately 27 percent, generating an annual energy savings of $17,650 when compared to a comparable building that meets ASHRAE 90.1-1999. The Seattle Energy Code is even more stringent than the ASHRAE standard, and some of the gains were made by meeting the Seattle Energy Code lighting requirements in the garage and common areas.

Holaday-Parks, the mechanical engineering firm, reduced energy use further by selecting the best chiller available for the project. It worked closely with Seattle City Light to gain financial incentives to help pay for the more energy efficient equipment.

The cooling tower, called the "dolphin," eliminates the need for chemical treatment to kill bacteria and prevent corrosion. The system uses microwave technology as an alternative to chemicals. By selecting the dolphin, both energy and water savings are gained. Compared to a conventional system, the dolphin reduces water use by approximately 10 percent (11,650 gallons) per year.

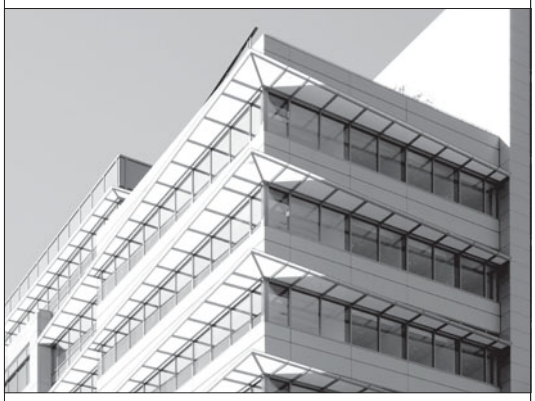
The building has exceptional water performance, using 45 percent less water than if designed to be a code compliant building, conserving 495,000 gallons each year. The low-flow fixtures selected to conserve water include waterless urinals, dual-flush toilets and low-flow faucets with sensors.

Building materials of the highest quality were selected. Many of these materials were available from local and regional sources, like the precast concrete panels and window systems selected for the building façade. Low-toxic materials were specified to create a healthy working environment for the tenants. Light-colored finishes, ample daylight and spectacular views enhance the indoor environmental quality.

Landscaping Enhanced by Extended "Green Street"

Tenants will enjoy a rooftop deck and more extensive landscaping at the streetscape, as the project is located on a designated "Green Street," a streetscape that uses landscape design to provide a pedestrian-friendly environment. Touchstone extended the Green Street beyond its property lines and redeveloped the adjacent properties' streetscape to improve the pedestrian environment along the entire block.

Environmentally friendly transportation choices are strongly promoted by the developer. Building occupants will have access to over 30 bus routes within a two-block walk, bicycle storage, and shower and locker facilities.



Building materials of the highest quality were selected for the 9th & Stewart Life Sciences Building. Many were available from local and regional sources, like the precast concrete panels and window systems selected for the building façade. The indoor environmental quality is enhanced by light-colored finishes, ample daylight and spectacular views.

For More Info

To learn more about the 9th & Stewart Life Sciences Building visit *www.touchstonecorp.com*.

For more information on Seattle City Light's energy incentives review their program at *www.seattle.gov/light/conserve*.

See what DPD is doing to encourage green building at *www.seattle.gov/dpd/sustainability* or contact:

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